



26 Southdene, Halstead, Sevenoaks, Kent, TN14 7HB

£625,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three bedroom semi detached family home * Large rear garden with leafy outlook * Detached cabin/office * Ground floor shower room and first floor bathroom * Viewing highly recommended * EPC Rating TBC / Council Tax Band D - £2,388.39 P.A. ***

Waghorn & Company are proud to offer to the market this wonderful and extended family home, located in the sought after Village of Halstead with leafy outlook to rear and green to the front. The property offers good size extended accommodation complimented by a large beautifully kept garden to the rear. An early viewing is recommended.

Front Garden

Brick paved with flowered borders housing an array of established shrubs, plants and bushes.

Entrance

Access is via a part glazed door leading to entrance porch.

Entrance Porch

Leaded light windows to both side and rear, solid wood flooring and door to entrance hall.

Entrance Hall

Doors to kitchen, family room and lounge/diner, stairs to first floor landing with under stairs storage cupboard.

Kitchen

Open plan to family room with one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, inset gas hob with extractor hood over, built in electric oven and microwave oven, tiled flooring, larder cupboard, door to shower room/utility room and part glazed door to rear garden.

Family Room

Double glazed patio doors to rear garden, archway to entrance hall, double glazed leaded light window to side and radiator.

Utility Room/Shower Room

Double glazed window to rear, ceramic wall tiling, wall mounted gas boiler, space and plumbing for both washing machine and tumble dryer, walk in shower and door to cloakroom.

Cloakroom

Low level w/c, tiled flooring and radiator.

Lounge/Diner

Double glazed bay window to front and double glazed window to front, feature brick fireplace with timber mantel, built in chimney breast recess cupboard and 2 radiators.

First Floor Landing

Double glazed window to rear and doors to bedrooms and family bathroom.

Bedroom One

Double glazed window to front, fitted wardrobes and radiator.





Bedroom Two

Double glazed window to front and radiator.

Bedroom Three

Double glazed window to front and radiator.

Family Bathroom

Double glazed window to rear, panelled bath with shower over, ceramic wall tiling, pedestal hand wash basin, low level W/C and radiator.

Rear Garden

To the rear of the property is a paved patio area with flowered borders housing an array of established shrubs, plants and bushes. The remainder of the garden is laid to lawn with flowered borders, log cabin, side pedestrian access and door to garage.

Cabin

Bifold doors to front, power and lighting.

Garage

Metal up and over door to front, double glazed window to rear, door to rear, power and lighting.

Tenure

Freehold



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
26 Southdene Haverhill TN14 7HS	Energy rating C	Valid until: 28 August 2034 Certificate number: 0985-1206-8204-1505-1404
Property type	Semi-detached house	
Total floor area	115 square metres	

Rules on letting this property

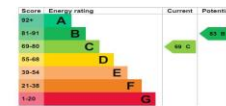
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0985-1206-8204-1505-1404?print=true>

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01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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